

A SMART LANDMARK IN THE NEW CAPITAL

A SMART LANDMARK IN THE NEW CAPITAL

dảo

TOWERS

A SMART LANDMARK IN THE NEW CAPITAL

BUILT FOR A SMARTER FUTURE

Real estate today is no longer just about location or architecture. It is about how intelligently a space is designed, operated, and experienced. DAO Tower introduces a new generation of development in the New Administrative Capital—where smart planning, efficient design, and integrated functionality come together to create a sustainable and future-ready destination.



DAO TOWERS IS NOT JUST A **BUILDING**.
IT IS A SMARTER WAY TO **INVEST**.

SMART BUILDING. SMARTER INVESTMENT

DAO Tower is a smart building designed to enhance efficiency, optimize operations, and improve user experience. From space planning to energy-conscious design, every element is carefully considered to deliver long-term value.

> Efficient Operational Planning

Lowering long-term maintenance costs.

> Optimized Space Utilization

Every square meter is designed for maximum use.

> Reduced Running Costs

Smart systems that save energy and resources.

> Future-Ready Infrastructure

Built to adapt to the needs of the next generation.

LOCATION

A Strategic Location at Plot 35 Dão Tower is perfectly positioned in MTR's Plot 35—the "Golden Triangle" of the New Administrative Capital. It sits at the intersection of the city's most prestigious residential districts.



THE GOLDEN TRIANGLE



Serving the Elite

Strategically located between New Territories City (NT) and New City, and the New Airport.



Massive Footfall

Directly serving over 10,000 residential units in the surrounding areas.



High Purchasing Power

Proven to be the primary residence for the city's most exclusive communities.



A COMPLETE MIXED-USE DESTINATION

D&O Tower is a fully integrated project combining multiple functions to ensure 24/7 activity



Retail Spaces



Administrative Offices



Medical clinics



International Hotel &
Serviced Apartments

MASTERPLANNING

DESIGNED FOR FLOW

The project is planned to ensure smooth movement and clear separation between functions. Each sector operates independently while remaining part of a cohesive landmark. This ensures privacy for retail and residential guests while maintaining high energy for retail and offices.



**INDEPENDENT
ACCESS**

Each sector serves its own function while ensuring smooth movement with complete privacy.



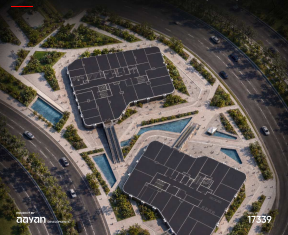
**CLEAR FUNCTIONAL
SEPARATION**

Retail, offices, hotel and services are physically and operationally distinct for maximum efficiency.



**ONE COHESIVE
LANDMARK**

A unified masterplan and strategic plan create a strong identity and successful opportunities.



TOWER ZONES

TWO TOWERS ONE DESTINATION

Designed to serve different sectors
while maintaining a seamless overall identity.

THE CROWN
Hotel Apartments
City Lounge

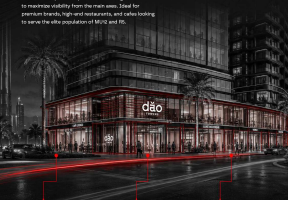
TOWER A
Offices and Retail
Medical Clinics

TOWER B
International Hotel
Serviced Apartments

COMMERCIAL BASE
Retail Spaces

RETAIL DESIGNED FOR VISIBILITY

The retail component is positioned on the ground floors to maximize visibility from the main axes. Ideal for premium brands, high-end restaurants, and cafes looking to serve the elite population of MUR2 and R5.



Main-Axis Exposure

Direct visibility from the city's primary corridor ensures maximum brand exposure.

Premium Frontage

Expensive glazed facades and elegant entrances create an inviting premium presence.

High-Footfall Catchment

Surrounded by high-density residential and commercial hubs for consistent footfall.

WORKSPACES THAT SUPPORT GROWTH

Modern office spaces designed with flexibility in mind. Efficient layouts and natural light create a professional environment suited for both international corporations and local businesses.



FLEXIBLE LAYOUTS

Adaptable spaces designed to evolve with your business needs.



NATURAL LIGHT

Floor-to-ceiling windows that inspire productivity and well-being.



PROFESSIONAL ENVIRONMENT

Premium finishes and modern design that reflect your company's excellence.

THE PRIMARY HEALTHCARE HUB

With 50,000 residential units nearby, DAO Tower provides a much-needed medical destination. Our clinics offer the infrastructure and accessibility required for specialized medical centers and private practices.

50,000+

Residential Units Nearby

- Specialty Clinic +
- Primary Care +
- Diagnostic Center +
- Pharmacy +

**MEDICAL
CENTER**



Specialized Clinics

Designed to support a wide range of medical specialties and private practices.



Easy Accessibility

Strategically located to ensure convenient access for residents and visitors.



Premium Medical Infrastructure

State-of-the-art facilities built for efficiency, comfort, and the highest standards of care.

ELEVATED HOSPITALITY EXPERIENCE

Featuring a premium hotel and serviced apartments to accommodate business travelers and residents who seek a full-service lifestyle near the Government District.



Premium Hotel

Elegant accommodations with exceptional service and refined comfort.



Serviced Apartments

Fully furnished residences, with hotel-style services and the comfort of home.



Business Traveler Convenience

Strategic location, seamless amenities, and quick designed for productivity.

ABOVE THE CITY

The upper levels feature premium amenities with panoramic views!



Infinity Pool

A breathtaking infinity pool overlooking the city skyline.



Sky Lounge

Elevated relaxation with a sophisticated lounge experience.



Professional Conference Spaces

High-end meeting and event spaces for valuable connections.



DESIGNED FOR BALANCE

Thoughtfully curated amenities that elevate everyday living, work, and well-being.



Gym & Wellness Facilities

State-of-the-art fitness center and wellness spaces designed to energize your body and refresh your mind.



Business Lounges & Meeting Rooms

Elegant, fully equipped spaces designed for productivity, privacy, and seamless collaboration.



Landscaped Plazas and Social Areas

Beautifully designed outdoor areas that foster connection, relaxation, and a sense of community.



A DISTINCTIVE PRESENCE

Rising 17 floors above ground with five basement parking levels, GAO tower covers a land area of 6,600 sqm. The two towers merge at the upper levels, creating a unique skyline identity that stands out in the new Capital.



INVESTMENT

A SECURE OPPORTUNITY

Dào Tower's strategic location, strong demand, drivers, and smart building design come together to protect what matters most — your investment. Three layers. One promise, secure long-term value.



ARCHITECTURE

AAYAN DEVELOPMENTS: A GLOBAL HERITAGE

40 YEARS OF INTERNATIONAL EXPERTISE

We don't just build projects, we bring 40 years of international expertise to the New Capital. Aayan Developments is backed by the massive resources of Aayan Holding Group, with a track record spanning across three nations:



China — Manufacturing & Tech

Direct partnerships with manufacturing centers for smart lighting components, ensuring we control the quality and technology of our buildings.



Kuwait — The Engineering School

Decades of experience in major construction and general contracting, built on precision and commitment.



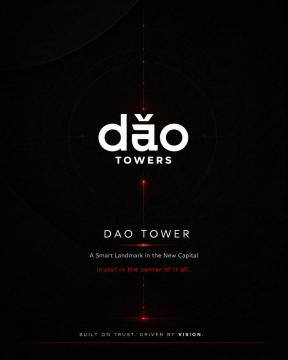
UAE — Innovation & Design

Expert-level experience in smart lighting and interior design, ensuring high-end aesthetics and functionality.



Egypt — DAO Tower

From manufacturing in China to engineering in Kuwait and design in the UAE—we are one the entire value chain to deliver excellence in Egypt.

The background features a series of concentric circles centered on the page, with a vertical line passing through the center. Small red dots are placed at the intersections of the vertical line with the circles. The text 'dǎo' is in a large, white, sans-serif font, and 'TOWERS' is in a smaller, white, sans-serif font below it.

dǎo

TOWERS

DAO TOWER

A Smart Landmark in the New Capital

Invest in the center of it all.

BUILT ON TRUST. DRIVEN BY VISION.